BUILDING CONSISTENCY

August 2, 2017

<u>Agenda</u>

- Welcome, Housekeeping & Customer Service
- Reminders -
 - Schedule for Building Consistency Meetings
 - Commercial 1st Tuesday; Residential 1st Wednesday
 - Monthly Deadline for Submission of Items
- Training Opportunities
- Residential Consistency Items
- Training Session Sales Offices and Model Homes, Jeff
 Griffin

Can you identify these people?



Do you know these people?



Dena Diorio, County Manager & Ebenezer Gujjarlapudi, LUESA Director

Current Topics

Limited time only, Free 2012 NC Code Downloads Available

The Building Code Council and the NC Department of Insurance have negotiated for and achieved funding from the NC General Assembly for the offering of a free (free to the user) downloads of the 2012, 2014 and 2015 NC Building Codes. These codes are the fully downloadable and printable for a limited time courtesy of the Department of Insurance. The link to the codes is:

https://codes.iccsafe.org/public/collections/nc

The version has the following benefits:

- Fully Downloadable, searchable, printable
- Contains all of the Building Code Council approved amendments from 2012 2017 inserted directly into document
- Capable of using electronic sticky notes and highlights when downloaded.

FY 2018 Building Consistency Meetings

Commercial

- Sep 5
- Oct 3
- Nov 7
- Dec 5 Product Fair
- Jan 2
- Feb 6
- Mar 6
- Apr 3
- May 1
- Jun 5

Residential

- Sep 6
- Oct 11 date change
- Nov 1
- Dec 6 Product Fair
- Jan 3
- Feb 7
- Mar 7
- Apr 4
- May 2
- Jun 6

Deadline for submission of building consistency items – 3^{rd} Wed of each Month



• Items can be submitted by email <u>jeff.vernon@mecklenburgcountync.gov</u>

• or online:

http://charmeck.org/mecklenburg/county/L UESA/CodeEnforcement/Tools/Forms/Page s/ConsisTopicSubmit.aspx

 or by contacting any of the Building Consistency Team members

CE / ISO Opportunities in FY 2018

Consistency meetings for each trade:

Commercial Building – 1st Tuesday Residential Building – 1st Wednesday Electrical – 2nd Wednesday Mechanical – Last Tuesday of the month Plumbing – Last Wednesday of the month

Training Topics for Future Consistency Mtgs

UPCOMING TOPICS INCLUDE:

FIREBLOCKING, DRAFTSTOPPING, FIRESTOPPING & JOINT SYSTEMS MEANS OF EGRESS 2018 CODE CHANGES OTHER SUGGESTIONS?

Building Code Qualification Classes – FY 18

July 21 – 23; Aug 5 & 6 – Level III

Sep 22 – 24; Oct 7 & 8 – Level II

Nov 17 - 19; Dec 1 - 3 - Level I

Feb 10 - 12; 24 & 25 - Level III

Mar 23 – 25; Apr 7 & 8 – Level II

May 4-6; 18-20 – Level I

RESIDENTIAL CONSISTENCY

August 2, 2017

Open Items

- When can you step down concrete walls? (Kiser)
- What are the code requirements, if any, for guardrails on walkways, stairs and upper level decks on piers? (Drye)

What are the code requirements for guardrails on walkways, stairs & upper level decks on piers?

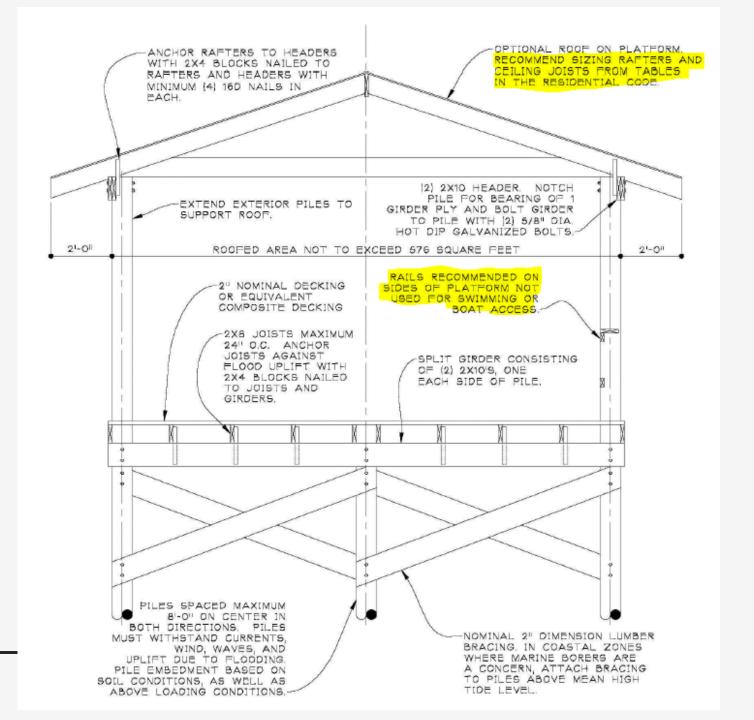
Guardrail must meet

Guardrails over water must meet ...



Stairs and handrails must meet ...

What are the code requirements for guardrails on walkways, stairs & upper level decks on piers?



RESIDENTIAL CONSISTENCY ITEMS August 2, 2017

Residential Consistency Items for Aug 1, 2017

Q: How do we apply the 3' fire separation distance requirement for decks on townhouses?

Q: What is the process for using alternate methods / materials?

Q: Does MCCE accept film on glass instead of safety glazing?

Q: Is reinforcement required in a stem wall that is part of an engineered portal frame system?

(Continued)

Residential Consistency Items for Aug 1, 2017

Q: What are the required locations for CO detectors outside of bedrooms?

Q: Can we disapprove an Engineer's letter?

Q: Can we wet-set vertical re-bar in a poured foundation wall?

Q: How do we apply the 3' fire separation distance requirement for decks on townhouses?



Q: What is the process for using <u>alternate methods / materials?</u>

Alternate Methods / Materials & Engineering Judgements

NCBIA Winter Code Seminars 2017

MCCE's Alternate Request Form



REQUEST FOR ALTERNATE METHOD / MATERIAL

Project Information:

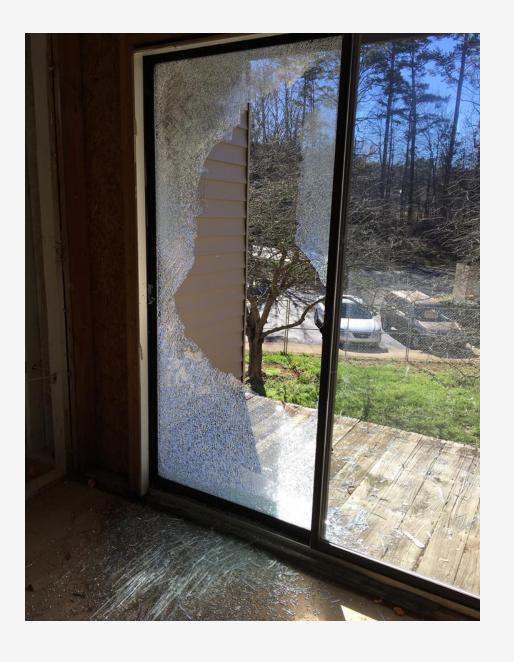
Residential Single Family Project: Y N	Commercial Project: Y N
Code Enforcement Project No:	Permit No:
Project Name:	Owner:
Project Address:	Suite No:
Date Requested:	

Person Requesting the Alternate Method / Material:

Name:			
Requestor's Association with the Project:			
Phone Numbers:	Office:	Mobile:	
Email Address:			
Mailing Address:			

Q: Do we (MCCE)
accept film in place of
tempered safety
glazing?

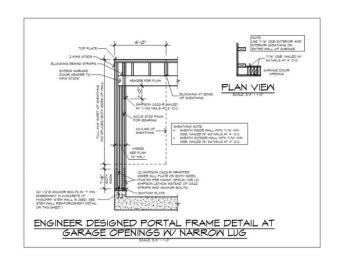


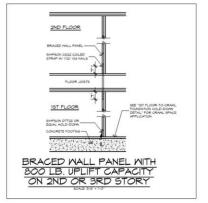


A: No. The film is not permanent and does not prevent the glass from breaking into shards.

Q: Is

reinforcement required in a stem wall that is part of an engineered portal frame system?

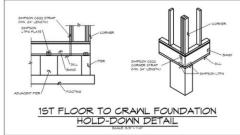


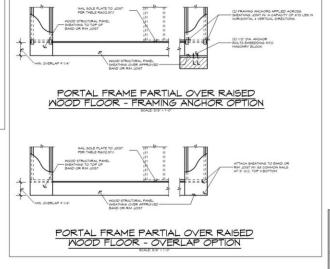




Hoidas Engineering, PLLC has performed a structural review of these plans. The structural components comply with the most current local performed to the plant of the performance of

DEVIATION OF ANY STRUCTURAL REQUIREMENT OF THESE PLANS WITHOUT APPROVAL OF THE ENGINEER OF RECORD







Tino Home Design, L. Residential Design and Drafting Serv Proper Software Beach 1 92-Phone: 704/992-9691 Fact 704/992-9

S5

R602.10.4 Wall bracing by engineered design. Design using bracing materials and methods listed in Table R602.10.1 or approved alternative materials and methods shall be permitted and shall comply with accepted engineering practice. Accepted engineering practice shall include the following:

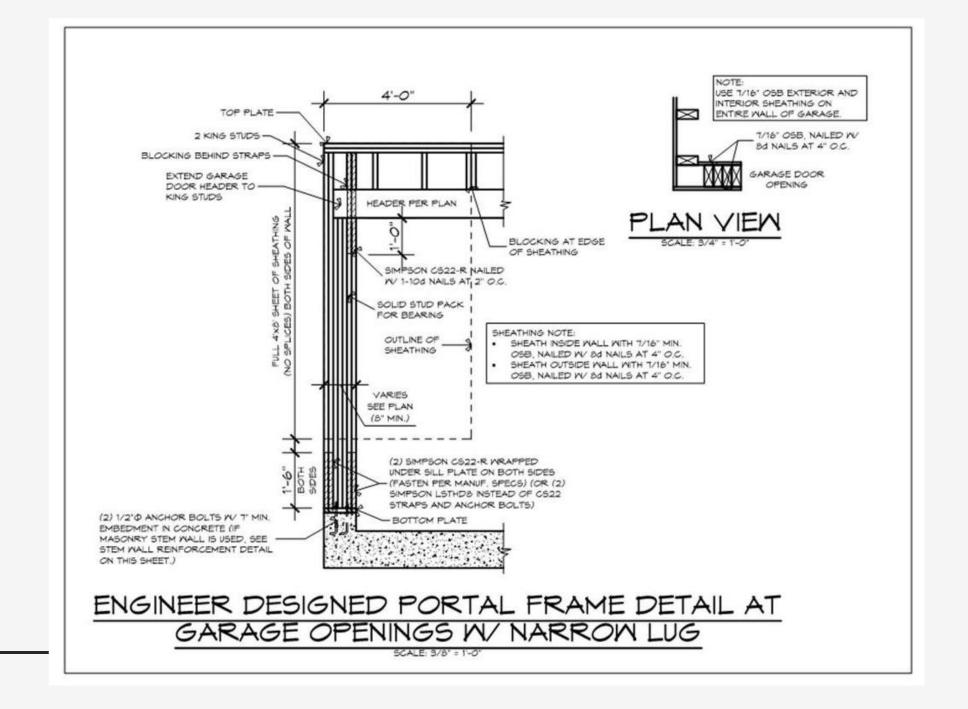
- Design in accordance with Section R301,
- Design equivalent to the analysis basis of the provisions in Sections R602.10.2, R602.10.3, and R602.10.5, including determination of design loads, design unit shear values, and bracing amounts¹.

R602.10.5 Load path details. Construction shall comply with applicable detailing requirements of this section to ensure an adequate continuous load path for transfer of bracing loads and uplift loads from the roof to the foundation.

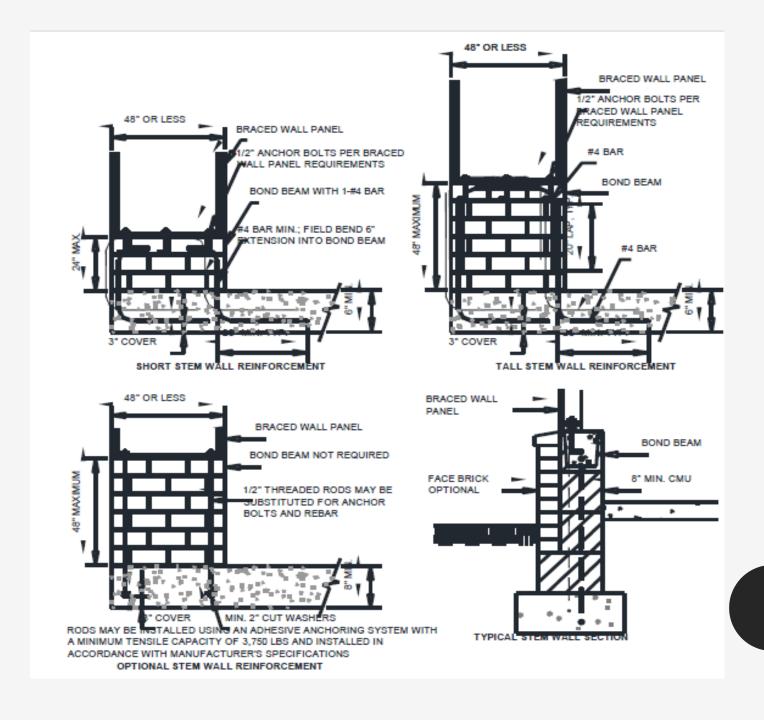
R602.10.5.1 Wind Uplift Load Path. Framing connections to transfer roof uplift forces shall comply with Section R602.3.5 and Section R802.11. In the 110 mph wind zone provide uplift anchorage in accordance with Sections R4508 and Section R4504.1.

R602.10.5.2 Foundation Anchorage. Braced wall panels shall be connected to the foundation per Section R403.1.6 and as required in Figure R602.10.1 for portal frames.

R602.10.5.3 Masonry or Concrete Pedestals. Masonry or concrete stem walls with a length of 48 inches (1220 mm) or less supporting braced wall panels shall be reinforced in accordance with Figure R602.10.5.3. Concrete stem walls shall be 6" nominal minimum thickness. Continuous concrete stem walls shall be reinforced per Section R404.1.2.2.



A: Yes, if it is an engineered system and the stem wall is concrete or masonry with a length of 48" or less.



Q: What are the required locations for CO detectors outside of bedrooms?



Q: Can we disapprove an Engineer's letter?

Yes, per County Attorney IF:

- 1. It contains information that we believe or know to be inaccurate or false
- 2. It does not say, "this meets code." Even if it says it meets acceptable engineering practice, that doesn't equate to code compliance.

Q: Can we wet-set vertical rebar in a poured foundation wall?



QUESTIONS FROM THE FLOOR

Training Topic:

Sales Offices and Model Homes, Jeff Griffin